



**Bill:** Senate Bill 442 – Tenant Possessions Recovery Act

**Committee:** Judicial Proceedings

**Date:** February 6, 2025

**Position:** Unfavorable

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony in opposition to Senate Bil 442.

SB 442 requires housing providers to provide tenants with a 14-day notice of an eviction prior to the scheduled repossession of the unit as set by the Sheriff's Office. AOBA opposes this requirement because it places an additional burden on housing providers and could result in an eviction being vacated by the District Court if adequate notice was not provided. Scheduling evictions is already a lengthy process particularly during the winter months when evictions can be canceled the day of due to inclement weather. Currently, evictions are taking 90 days or more to schedule in both Montgomery and Prince George's Counties. Any additional notice provision should be placed on the Sheriff's Office since they are responsible for scheduling evictions.

This bill also requires a housing provider to store an evicted tenant's property for up to 10 days following the repossession of the unit. Housing providers do not have empty storage space, so this requirement would result in the tenant's belongings remaining in the unit for 10 days following the eviction. This burden adds to the losses incurred by the housing provider because it extends the amount of time it would take to turn over the unit. Lastly, it is unclear whether a sheriff would need to be present after the 10-day period expires so that the housing provider can dispose of the abandoned property.

For these reasons, AOBA urges an unfavorable report on Senate Bill 484. For more information, please contact Brian Anleu at [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).